



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 14 | D | NORTH COMMONS, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | MYER ANITA KREMGOLD |
| Owner 2: | MYER SR DAVID E |
| Owner 3: | |
| Street 1: | 14D NORTH COMMONS |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1115 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------------|
| Owner 1: | MYER ANITA KREMGOLD - |
| Owner 2: | - |
| Street 1: | 14D NORTH COMMONS |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1115 |

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------|---|---------|------|--------|
| Z | | | | U | A | SEPTIC |
| o | | | | t | | |
| n | | | | l | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | 1 | PAVED |
| t | | | | Traffic | 4 | MEDIUM |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infru | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | CONDO | | 0 | | SQUARE FE | PRIME SITE | | 0 | 0. | 0.000 | BR | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|
| 102 | 394,700 | | 0.000 | | 394,700 | 59 |
| Total Card | | | | | | Entered Lot Size |
| Total Parcel | | | | | | Total Land: |
| Source: Market Adj Cost | | | | | | Land Unit Type: |
| Total Value per SQ unit /Card: 289.16 | | | | | | /Parcel: 289.16 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 102 | FV | 394,700 | 0 | . | | 394,700 | 394,700 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 369,000 | 0 | . | | 369,000 | 369,000 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 365,800 | 0 | . | | 365,800 | 365,800 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 353,000 | 0 | . | | 353,000 | 353,000 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 333,700 | 0 | . | | 333,700 | 333,700 | Year End Roll | 1/23/2014 |
| 2013 | 102 | FV | 315,000 | 0 | . | | 315,000 | 315,000 | Year End Roll | 10/25/2012 |
| 2012 | 102 | FV | 313,800 | 0 | . | | 313,800 | 313,800 | Year End | 1/26/2012 |
| 2011 | 102 | FV | 350,800 | 0 | . | | 350,800 | 350,800 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| MYER ANITA KREM | 48357-166 | | 10/23/2006 | FAMILY | | 1 | No | No | | |
| PERRY JACQUELIN | 41170-349 | | 10/10/2003 | | 415000 | No | No | | | |
| UMPHREY WILLARD | 31050-596 | | 1/10/2000 | | 299000 | No | No | | | |
| UMPHREY, WILLAR | 24993-497 | | 11/15/1994 | FAMILY | | 0 | No | No | | |
| LINCOLN HOUSE A | 23534-594 | | 8/13/1993 | | 188425 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|--------|-----|------------|----------|----------|-------------------|
| 11/16/2017 | 6916 | RENOVATI | 10,360 | O | | | | Remodel bathroom |
| 10/14/2015 | 6251 | WINDOWS | 7,735 | C | | | | Replace 5 windows |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 4/24/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/1/2004 | M&L EXTERIOR | 615 | D VELUTTI |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

EXTERIOR INFORMATION

| | | | |
|---------------|----------------|--------|---|
| Type: | 8 - CONDO-TNHS | | |
| Sty Ht: | 2 - 2 | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - CONCRETE | | |
| Frame: | 1 - WOOD | | |
| Prime Wall: | 2 - CLAPBOARD | | |
| Sec Wall: | | | |
| Roof Struct: | 1 - GABLE | | |
| Roof Cover: | 1 - ASPHALT | | |
| Color: | | | |
| View / Desir: | A - AVERAGE | | |

BATH FEATURES

| | | | |
|------------|---|---------|---------|
| Full Bath: | 2 | Rating: | AVERAGE |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth: | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | AVERAGE |

COMMENTS

MARKET UNIT

GENERAL INFORMATION

| | | | |
|---------------|---------------|-------------|--|
| Grade: | C+ - AVG. (+) | | |
| Year Blt: | 1991 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdct: | | Fact: | |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

OTHER FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 1 | Rating: | AVERAGE |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

RESIDENTIAL GRID

| | | | | |
|--------------|---------------------------------|--------|---------|---|
| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
| Level | FY LR DR D K FR RR BR FB HB L O | | | |
| Other | | | | |
| Upper | | | | |
| Lvl 2 | | | | |
| Lvl 1 | | | | |
| Lower | | | | |
| Totals | RM: | 6 | BR: | 3 |
| | Baths: | 2 | HB | |

CONDO INFORMATION

| | |
|--------------|-----------------|
| Location: | E - END UNIT |
| Total Units: | |
| Floor: | 1 - 1ST FLOOR |
| % Own: | 0.878000021 |
| Name: | 1 - BATTLE ROAD |

REMODELING

| | |
|------------|--|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

RES BREAKDOWN

| | | | |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1 | 6 | 3 | 2 |
| Totals | | | |
| 1 | 6 | 3 | |

INTERIOR INFORMATION

| | |
|---------------|--------------|
| Avg Ht/FL: | STD |
| Prim Int Wal | 1 - DRYWALL |
| Sec Int Wall: | |
| Partition: | T - TYPICAL |
| Prim Floors: | 3 - HARDWOOD |
| Sec Floors: | |
| Bsmnt Flr: | |
| Bsmnt Gar: | |

DEPRECIATION

| | | |
|-------------|--------------|------|
| Phys Cond: | AV - Average | 8.5% |
| Functional: | | |
| Economic: | | |
| Special: | | |
| Override: | | |
| Total: | | 8.5% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 162.00 |
| Size Adj.: | 1.17252755 |
| Const Adj.: | 0.99959999 |
| Adj \$ / SQ: | 189.873 |
| Other Features: | 25978 |
| Grade Factor: | 1.12 |
| Neighborhood Inf: | 1.23000002 |
| LUC Factor: | 1.00 |
| Adj Total: | 431351 |
| Depreciation: | 36665 |
| Depreciated Total: | 394687 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|--------------|--------|----------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val: 394032.5233 |
| Juris. Factor: | | Val/Su Fin: | 289.16 | |
| Special Features: | 0 | Val/Su Net: | 191.42 | |
| Final Total: | 394700 | Val/Su SzAd: | 289.16 | |

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|--|
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |

SKETCH

UnSketched SubAreas:
SFL: 778,
FFL: 587,
BMT: 555,
PAT: 64,
OFP: 78,

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| SFL | 2ND FLOOR | 778 | 189.870 | 147,722 | |
| FFL | 1ST FLOOR | 587 | 189.870 | 111,456 | |
| BMT | BASEMENT | 555 | 47.470 | 26,345 | |
| OFP | OPEN PORCH | 78 | 15.000 | 1,170 | |
| PAT | PATIO | 64 | 7.000 | 448 | |
| Net Sketched Area: | | 2,062 | Total: | 287,141 | |
| Size Ad | 1365 | Gross Area | 2062 | FinArea | 1365 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

IMAGE

AssessPro Patriot Properties, Inc

